Murray Road, Rugby, Warwickshire
£450

crowhurst gale

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We are pleased to offer four rooms for single occupancy in this well presented house of multiple occupation fully refurbished to a high specification and modern/contemporary design. Each bedroom is furnished with brand new furnishings including bed, mattress, wardrobe, bedside table, lamp, desk, chair, USB socket and luxurious carpet. There is use of a communal kitchen/diner fully refitted and with new appliances including gas hob, double oven, extractor fan, washing machine, tumble dryer, fridge/freezer, toaster, kettle and dining table with benches. Communal executive shower rooms on the first and second floor, stunningly refurbished. All rooms with new gas radiator and new uPVC double glazed windows, blinds, fire door and smoke alarm. Fibre Optic broadband installed. Access to a simple to maintain communal garden at the rear of the property.
The property is located within a few minutes walk of Rugby Town Centre. On your door step is Rugby Railway Station, Tesco Express, local convenience stores and fish & chip shop. ALL BILLS & BROADBAND INCLUDED in Rent (Fair Use Policy In Place). Available NOW. Sorry NO PETS & NO SMOKERS.

Entrance Hallway

Room One

Room Two

Room Three

Room Four

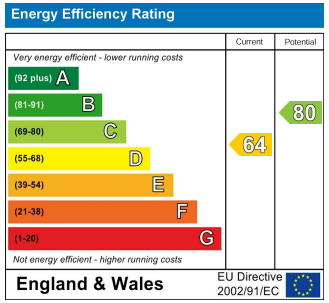
Communal Kitchen/Dining Area

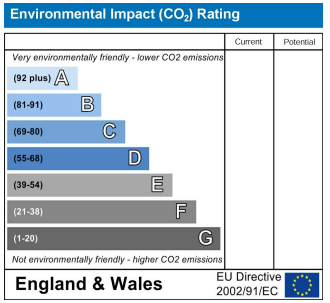
Communal Shower Rooms

Communal Garden

Disclaimer
Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the

tenancy application being accepted. Rent: £450 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments • Holding deposit: equivalent to one weeks rent • Security deposit equivalent to 5 weeks rent (6 weeks if the annual rent is £50,000 or over)• Utilities Default charges:• Replacement keys and other security devices - charged at cost of the key(s) and other security device(s) replacement(s)• Rent arrears - 3% above the Bank of England base rate Other possible charges:• Notation of contract (where a tenancy is ended in place of another one following a change of tenant) - £50• Variation of contract (for example, change of rent date) - £50• Change of sharer - £50 per tenant • Surrender of tenancy - tenant liable to pay the rent for the whole period (within reason) as well as landlord costs of re-letting the property as detailed on our landlord fee schedule - www.crowhurst-gale.co.uk Pets: Where formally accepted by the landlord there may be an additional amount added to the current monthly rent. Tenancy Application Form: To receive a tenancy application form for this property please contact us on 01788 522266 (option 2): Tenant protection: Crowhurst Gale Property Lettings Ltd is a member of propertymark Client Money Protection (Scheme Reference: C0131238), which is a client money protection scheme, and also a member of redress scheme The Property Ombudsman (TPO) Reference: T02859, which is a redress scheme. You can learn more by contacting us directly. Crowhurst Gale Property Lettings are a member of Deposit Protection Service, an insured and custodial deposit protection scheme www.depositprotection.com. Disclaimer: These particulars may be subject to errors and/or omissions; therefore, a prospective tenant(s) must satisfy themselves by inspection or otherwise as to their correctness. The text measurements, photographs plan and (if applicable) are presented in good faith as a general guide and therefore must not be relied upon as statements or representations of fact and do not constitute part of an offer or contract. As the agent, we have not formally verified any availability or operation of services and/or appliances noted. Therefore, prospective tenant(s) are advised to validate all such information prior to expressing any formal intent to let. All fixtures and fittings not mentioned are excluded from the tenancy. The property is let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters that may affect the legal title.





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